

MINUTES
BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING
7:30 PM, WEDNESDAY, APRIL 17, 2013
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD

Members Present: Jeffrey Scala, Adam Teller, Carl Preuss (Alternate), Jim Cropley,
Tom Manning

Members Absent: Eric Luntta, Loren Otter, Arlene Fiano, David Treadwell (Alternate)

Others Present: Jim Rupert, Zoning Enforcement Officer; Karen Mills, Recording
Secretary; Peter Henry, Holmes and Henry Associates; Jack & Louisa
Parreira (French Rd.); James Dean

Vice Chairman Jeffrey Scala called the Regular Meeting to order at 7:31 p.m. Carl Preuss was appointed for Eric Luntta.

1. Approval of Minutes:

a. March 13, 2013 Public Hearing

Jim Cropley stated for the record that he has listened to the tapes for the March 13 meeting. Adam Teller moved to accept the March 13, 2013 Public Hearing Minutes as written. The motion was seconded by Jim Cropley and passed (5-0).

b. March 13, 2013 Special Meeting

Jim Cropley moved to accept the March 13, 2013 Special Meeting Minutes as written. The motion was seconded by Adam Teller and passed (5-0).

c. March 20, 2013 Regular Meeting

Adam Teller moved to accept the March 20, 2013 Regular Meeting Minutes as written. The motion was seconded by Jim Cropley and passed (4-0-1) with Carl Preuss abstaining.

2. Residents' Forum (Public Comment)

Jeffrey Scala stated that anything discussed at this forum is informal. Louisa Parreira (French Road) stated that she and her husband Jack want to open a breakfast and lunch restaurant in Bolton on Route 85. They had presented some preliminary plans to John Pagini, and would like to re-submit the plans to the Commission tonight. Peter Henry, representing the Parreiras, stated that he had first presented the plans to John Pagini on February 4th, and a few weeks later Mr. Henry checked in with Mr. Pagini and was told that he had presented the plans to the Commission and that the Commission didn't like them. Adam Teller said that yes, the plans had been presented, and that the Commission doesn't approve of the parking in front of the site. Jeffrey Scala asked how much of the parking would be in the front, and Peter Henry said that 12 out of 19 spaces would be in front, and would be surrounded by landscaping. It is in the Neighborhood Business Zone.

Mrs. Parreira stated that she wants the site to be beautiful and plans on having gardens and flowers in the parking area. Commission members looked at the plans and discussion ensued about the parking issue. Consensus was for trying to eliminate spaces 1-4 on the plan, and moving more parking to the back. If that were the case, Peter Henry asked, would the Commission consider approval? The Commission members said most likely yes if the parking spaces were reduced to 4 or 5 in the front with a good landscaping plan.

3. Report of the Zoning Enforcement Officer

Jim Rupert, ZEO, said that since Mr. Dean is present at the meeting, he would like to discuss his application at 81 Johnson Rd. for a 2nd ground-mounted solar array on site. There are no specific regulations at this time, but Bolton has been treating solar panels as an accessory to residential use. Mr. Rupert would like the Commission's help with the decision on this application. The solar array is large. Mr. Dean has also told Mr. Rupert that as an alternative, he is willing to remove the existing solar array and put up 2 pole-mounted arrays instead (at additional cost to him). Mr. Rupert informed the Commission that Mr. Dean is not only an applicant but he is very knowledgeable about solar systems as he is a solar installer. Mr. Rupert handed out maps and information to the Commission members. Discussion ensued. The consensus among Commission members is that this is an accessory use, and the smaller the footprint the better in terms of which alternative he installs. Mr. Rupert thanked the Commission for the input. The Commission thanked Mr. Dean for the information he provided.

Mr. Rupert reported that 3 zoning permits have been issued this month with one pending including the following: a propane tank/gasline for a generator on Laurelwood Drive; a propane tank at 21 High Ridge Farm Lane; a zoning permit for a lean-to off the back of a garage; and a single family home application at 78 High Ridge Farm Lane. Mr. Rupert also mentioned that an abutting neighbor to the 2-axis monopole solar array on Volpi Road has reported that when there is more than a 30-mile/hour wind, the array lays flat and encroaches into the setback area. Mr. Rupert said he is also still working on chicken issues at 19 Box Mountain Rd. & 92 Tolland Rd, as well as the excess motor vehicle issues at 152 Hebron Road. The 35 Rocco Rd. case went to court. The Subway project at 299 Boston Turnpike is moving forward; and the Thai Restaurant is opening on April 18 as a take-out until the dining room is completed. Mr. Rupert has spoken with the owners about temporary signage.

4. Report of the Director of PCD

Mr. Pagini is not in attendance, and there is no report.

5. Report on Status of Bolton Center Committee Process

Mr. Rupert mentioned that he has heard that the town budget is being cut, and town leadership has mentioned that there may not be any money for the Plan of Conservation and Development. Mr. Rupert said that The Bolton Center Committee has had their first

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public meeting and has reached a consensus on some goals including Rose Farm plans, an addition to the Town Hall, and reworking the Town Center streets. Some of the goals were discussed among Mr. Rupert and Commission members. Adam Teller and Tom Manning both attended the meeting of the Bolton Center Committee.

6. Report on Status of Fire Prevention Regulations Advisory Committee

Jim Cropley reported that the first official meeting was three weeks ago. He said that Ray Walker explained some basic issues to the Committee, and members are gathering information. Different ideas were brought up and discussed. Jim thinks it is a very well-rounded and diverse group. Tom Manning agreed that it is a good group. Tom mentioned that John Pagini went through the Statutes that pertained to the issues. Jim Cropley said it was a good thing that the Commission gave them a goal list, as it is helping to keep them on task.

7. Old Business

None.

8. New Business

None.

9. Other Business

None.

10. Correspondence

a. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter

11. Adjournment

A motion to adjourn was made by Jim Cropley and seconded by Tom Manning. The motion passed unanimously (5-0) and the meeting was adjourned at 9:13 p.m.

Respectfully Submitted:



Karen Mills
Planning & Zoning Board Clerk